

Document # 4796 (13)

MEMORANDUM

August 14, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty^{ONE} zoning petitions have been prepared
by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	6		2	3
Major new housing or rehabilitation	5		1	
Residential (building expansions, subdivisions, etc.)	11	1		
Parking; gas stations; repair garages		3		
Industrial; chemical storage				
Institutional	1			
Commercial; office; business	3	2		
Hotels; restaurants				
Signs				
Waterfront	1			

We recommend approval of six residential conversions:

- Z-8878. 391 Adams Street, Dorchester. Two-family dwelling.
- Z-8892. 23 Ormond Street, Mattapan. Three-family dwelling.
- Z-8921. 42 Chestnut Square, Jamaica Plain. Two-family dwelling.
- Z-8845. 154-156 Everett Street, East Boston. Three-family dwelling.
- Z-8913. 72-74 Saybrook Street, Brighton. Three-family dwelling.
- Z-8915. 126-128 Prince Street, Boston. Twelve apartments.

We recommend approval of five new housing-rehabilitation referrals:

- Z-8950- 9-11 Curlew Street, West Roxbury. Two one-family dwellings.
8951.
- Z-8882- 25-35 Faulkner Street, Dorchester. Two-family dwellings
8884.
- Z-8885. 11 Collins Street, Hyde Park. Two-family dwelling.
- Z-8966. 18 Swan Avenue, East Boston. One-family dwelling.
- Z-8894- 41 Gardner Street and 89-91 Brighton Avenue, Allston. Twelve
8895. apartments.

We recommend approval of eleven residential building expansions, subdivision:

- Z-8898. 18-20 Weymouth Avenue, West Roxbury. Enclose porches.
- Z-8906. 690 East Eighth Street, South Boston. Enclose porch.
- Z-8907. 2 Arborview Road, Jamaica Plain. One car garage.
- Z-8909. 19 Pine Lodge Road, West Roxbury. One-story addition.
- Z-8922. 97 Sanborn Avenue, West Roxbury. One-story addition.
- Z-8946. 73 West Cedar Street, Boston. One-story addition.
- Z-8974. 100 Stratford Street, West Roxbury. One-story addition.
- Z-8975. 66 School Street, Charlestown. One-story addition.
- Z-8965. 2 Arbroth Street, Dorchester. One-story addition.
- Z-8992. 110 P Street, South Boston. Rear porches.
- Z-8995. 335 Beacon Street, Boston. One-story addition.

We recommend approval of one institutional referral:

- Z-8910. Long Island Hospital. Youth rehabilitation program.

We recommend approval of three commercial, office, business referrals:

- Z-8912. 80-88 Bedford Street, Boston. Fourteen-story addition to office,
bank structure.
- Z-8956. 274 Newbury Street, Boston. Basement entrance and sign.
- Z-8961. 350 Chestnut Hill Avenue, Brighton. One-story addition.

We recommend approval of one waterfront referral:

Z-9010. 55 Taylor Street, Dorchester. 102 boat marina.

We recommend denial of seven referrals:

Z-8873. 1343-1347 Commonwealth Avenue, Brighton. Inappropriate use.

Z-8876. 120 Braintree Street, Brighton. Auto repair-used cars.

Z-8914. 1773 Dorchester Avenue, Dorchester. Addition excessive.

Z-8916. 852R Blue Hill Avenue, Mattapan. Address concerns.

Z-8949. 23 Grantley Street, Hyde Park. Environmental concerns.

Z-8959- 3-4 Webster Place, Boston. Additions inappropriate.
8960.

Z-8947. 320 Dorchester Street, South Boston. Auto repair structures.

We recommend denial without prejudice of three referrals:

Z-8940. 145-149 West Sixth Street, South Boston. Location of dwelling inappropriate.

Z-8872. 127 Warren Avenue, Boston. Four apartments excessive.

Z-8893. 596 East Fourth Street, South Boston. Basement apartment concerns.

We recommend deferral of three referrals:

Z-8923. 15 Lawrence Street, Boston. Density issue.

Z-8879- 3-6 Centre Street Terrace, Roxbury. Meet with neighborhood
8880. association.

Z-8877. 3 Centre Place, Roxbury. Meet with neighborhood association.

BOARD OF APPEAL REFERRALS

August 14, 1986

Hearing

1.	Z-8872	8/19/86	Doris A. Stalker 127 Warren Avenue, Boston
2.	Z-8873	8/19/86	Peter Nassif 1343-1347 Commonwealth Avenue Brighton
3.	Z-8876	8/19/86	George Snyder 120 Braintree Street, Brighton
*4.	Z-8877	8/19/86	Roy L. Hughes 3 Centre Place, Roxbury
5.	Z-8878	8/19/86	Cindy Callaway 391 Adams Street, Dorchester
*6.	Z-8879-8880	8/19/86	Ronald Poindexter 3-6 Centre Street Terrace Roxbury
7.	Z-8882-8884	8/5/86	Gary T. Woods 25-35 Faulkner Street, Dorchester
8.	Z-8885	8/19/86	Mark Feldman 11 Collins Street, Hyde Park
9.	Z-8892	8/19/86	Austin V. Price 23 Ormond Street, Mattapan
10.	Z-8893	8/19/86	Robert A. McKenney 596 East Fourth Street South Boston
*11.	Z-8894-8895	8/19/86	Heritage Brighton Trust 41 Gardner Street & 89-91 Brighton Avenue, Brighton
12.	Z-8898	8/26/86	Gloria Pobudziej 18-20 Weymouth Avenue, West Roxbury
13.	Z-8906	8/26/86	James Walsh 690 East Eighth Street South Boston
14.	Z-8907	8/26/86	Francis P. Driscoll 2 Arborview Road, Jamaica Plain
15.	Z-8909	8/26/86	Francis E. Kilday 19 Pine Lodge Road, West Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

August 14, 1986

		<u>Hearing</u>	
16.	Z-8910	8/5/86	City of Boston Volunteers of America Long Island Hospital, Boston
17.	Z-8912	9/9/86	Stephen A. Daly 80-88 Bedford Street, Boston
18.	Z-8913	8/26/86	Daniel O. Mee 72-74 Saybrook Street, Brighton
19.	Z-8914	8/26/86	Michael A. Stella 1773 Dorchester Avenue, Dorchester
20.	Z-8915	8/5/86	Patrick J. Ricciardi 126-128 Prince Street, Boston
21.	Z-8916	8/26/86	Willie Veal, Jr. 852R Blue Hill Avenue, Mattapan
22.	Z-8921	8/26/86	Nicholas A. Eosco 42 Chestnut Square, Jamaica Plain
23.	Z-8922	8/26/86	William J. O'Brien 97 Sanborn Avenue, West Roxbury
24.	Z-8923	8/26/86	Bernard O'Shaughnessy 15 Lawrence Street, Boston
25.	Z-8940	8/19/86	James MacDonald 145-149 West Sixth Street South Boston
26.	Z-8945	8/26/86	Edward Fopiano 154-156 Everett Street, East Boston
27.	Z-8946	8/26/86	Steward Burnett Clifford 73 West Cedar Street, Boston
*28.	Z-8947	8/26/86	Lube 45 of Boston Realty Trust 320 Dorchester Street, South Boston
29.	Z-8949	8/26/86	William Roberts 23 Grantley Street, Hyde Park
30.	Z-8950-8951	8/26/86	Nicolina & Diomina DeSisto 9-11 Curlew Street, Boston
31.	Z-8956	8/12/86	Newbury Dental Associates 274 Newbury Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

August 14, 1986

Hearing

32.	Z-8959-8960	8/12/86	Angelo Buonopane 3-4 Webster Place, Boston
33.	Z-8961	8/26/86	Merchants Cooperative Bank 350 Chestnut Hill Avenue Brighton
34.	Z-8965	8/26/86	Robert J. & Mary A. Jepsen 2 Arbroth Street, Dorchester
35.	Z-8966	8/12/86	Lawrence & Maria Zolla 18 Swan Avenue, East Boston
36.	Z-8974	8/26/86	Susan Donlan 100 Stratford Street, West Roxbury
37.	Z-8975	8/26/86	Pamela & Joseph Hurley 66 School Street, Charlestown
38.	Z-8992	8/26/86	Meredith Norton 110 P Street, South Boston
39.	Z-8995	8/26/86	Joseph F. Perroncello 335 Beacon Street, Boston
40.	Z-9010	8/26/86	National Data Verification Services, Inc. 55 Taylor Street, Dorchester

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/19/86 Z-8872
Doris A. Stalker
127 Warren Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from one apartment, stores, and
hair salon to four apartments, flower shop, real
estate office, and hair salon.

Violation(s): Dwelling converted for more families is forbidden
use.

Change in nonconforming use.

Insufficient open space.

VOTED: In reference to petition Z-8872, Doris A. Stalker,
127 Warren Avenue, Boston, for forbidden use and
two variances for change of occupancy from one
apartment, store, and hair salon to four apartments,
flower shop, real estate office, and hair salon
in an apartment (H-3) district, the Boston
Redevelopment Authority recommends denial as
submitted. Proposed four apartments are excessive
and would have an adverse affect on the
neighborhood. Authority could support two
apartments and the three commercial units.



Z-8872

127 WARREN AVE. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/19/86 Z-8873
Peter Nassif
1343-1347 Commonwealth Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three apartments, store,
and office to same and pet grooming and supply.

Violation(s): Retail store, pet shop are forbidden uses.
Change in nonconforming use.

VOTED: In reference to petition Z-8873, Peter Nassif,
1343-1347 Commonwealth Avenue, Brighton, for two
forbidden uses and change in nonconforming use
for change of occupancy from three apartments,
store, and office to same and pet grooming and
supply in an apartment (H-2) district, the Boston
Redevelopment Authority recommends denial. Pet
grooming service is incompatible with the
residential uses in the building and the
neighborhood.

Z-8873 1343-1347 COMMONWEALTH AVE. ALLSTON



Z-8873 1343-1347 COMMONWEALTH AVE. ALLSTON

8/14/86

3

Hearing: 8/19/86 Z-8876
George Snyder
120 Braintree Street
Brighton

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from retail plumbing and heating
to auto repair shop and outdoor sale of used cars.

Violation(s): Outdoor sale of new and used cars and auto repair
shop are forbidden uses.

VOTED: In reference to petition Z-8876, George Snyder,
120 Braintree Street, Brighton, for two forbidden
uses for change of occupancy from retail plumbing
and heating to auto repair shop and outdoor sale
of used cars in a residential (R-.8) district,
the Boston Redevelopment Authority recommends
denial. The property backs up to a street of
approximately 25 homes and is the front lot on
a cul-de-sac that also has residential structures.
Uses in the area are a mix of industrial, auto,
and commercial as well as the residential. However,
this is a pocket of residential zoning within
an industrial zone. The community has had a meeting
to consider the proposal and are adamantly opposed.
Given the nature of auto repair activities, this
change of use would be deleterious to the abutting
residential neighbors.



Z-8876

120 BRAINTREE ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/19/86 Z-8877
Roy L. Hughes
3 Centre Place
Roxbury

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8877, Roy L. Hughes, 3 Centre Place, Roxbury, for variance to erect one-story addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with the Highland Park Neighborhood Association and the Highland Park Historical Society. Primary concerns are density and parking.

Z-8877

3 CENTRE PLACE

ROXBURY



Hearing: 8/19/86 Z-8878
Cindy Callaway
391 Adams Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8878, Cindy Callaway, 391 Adams Street, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Two-family dwelling consistent with neighborhood's residential character. Off-street parking provided.

Z-8878

391 ADAMS ST.

DORCHESTER



Hearing: 8/19/86 Z-8879-8880
Ronald Poindexter
3-6 Centre Street Terrace
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

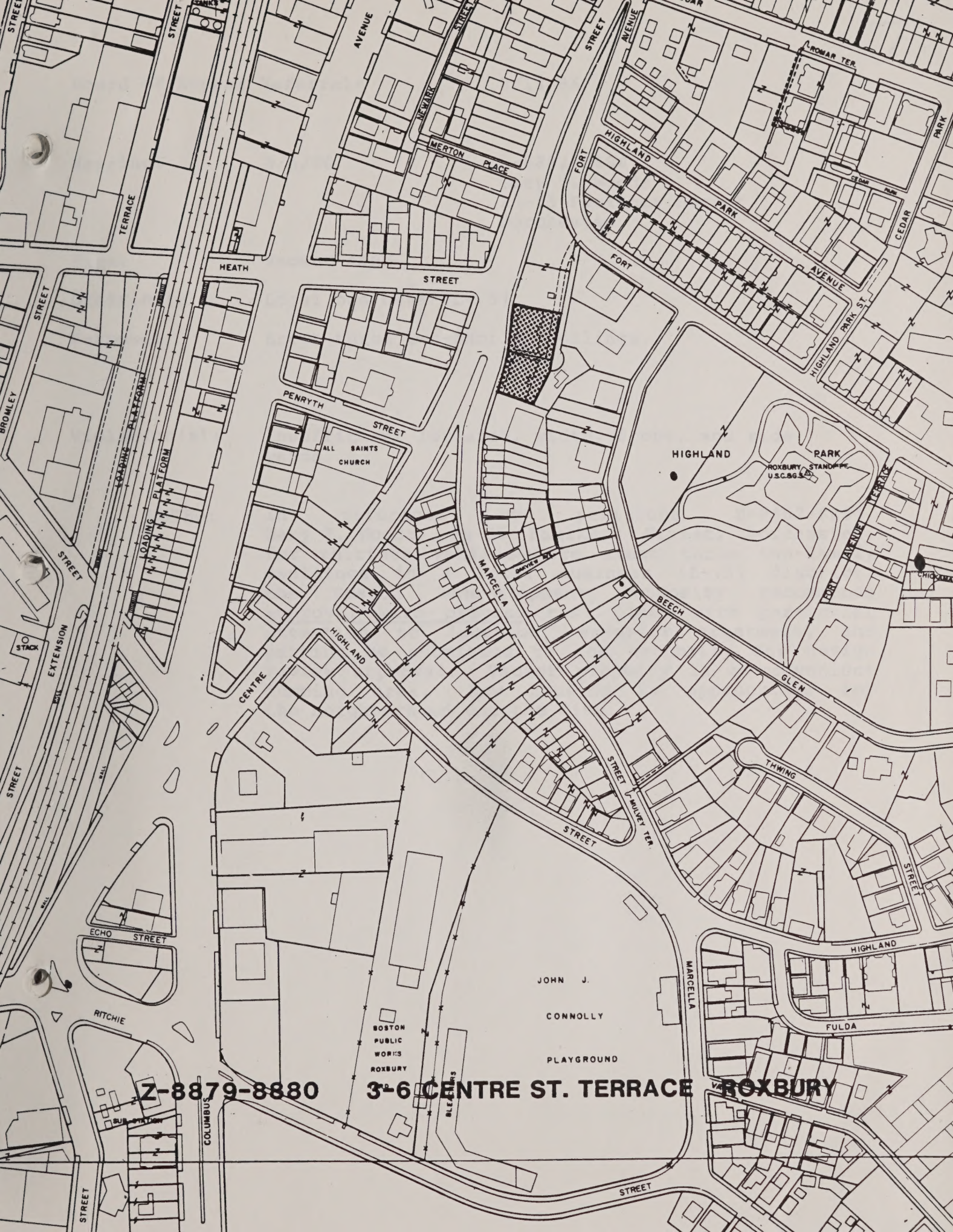
Purpose: Change occupancy of two structures from two- to three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: — In reference to petitions Z-8879-8880, Ronald Poindexter, 3-6 Centre Street Terrace, Roxbury, for two forbidden uses and six variances for change of occupancy of two structures from two- to three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with the Roxbury Highlands Neighborhood Association. Primary concerns are density and parking.



Z-8879-8880

3-6 CENTRE ST. TERRACE ROXBURY

Board of Appeal Referrals

8/14/86

7

Hearing: 8/5/86 Z-8882-8884
Gary T. Woods
25-35 Faulkner Street
Dorchester

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect three two-family dwellings.

Violation(s): Insufficient lot area, width, front, and side yards.

VOTED: In reference to petitions Z-8882-8884, Gary T. Woods, 25-35 Faulkner Street, Dorchester, for thirteen variances to erect three two-family dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to location, exterior treatment, and parking be submitted to the Authority for design review approval. Vacant property is a convenient dumping area. New housing is appropriate for the neighborhood and the City.

Z-8882-8884 25-35 FAULKNER ST. DORCHESTER



Z-8882-8884 25-35 FAULKNER ST. DORCHESTER

Board of Appeal Referrals

8/14/86

Hearing: 8/19/86 Z-8885
Mark Feldman
11 Collins Street
Hyde Park

Site: 5,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front,
side, rear yards, and off-street parking.

VOTED: In reference to petition Z-8885, Mark Feldman,
11 Collins Street, Hyde Park, for forbidden use
and eight variances to erect a two-family dwelling
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans with particular attention to
parking and landscaping (preservation of mature
trees) be submitted to the Authority for design
review approval. Proposal is compatible with
neighborhood which consists of one- and two-family
homes.



Z-8885 11 COLLINS ST. HYDE PARK

Hearing: 8/19/86

Z-8892
Austin V. Price
23 Ormond Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

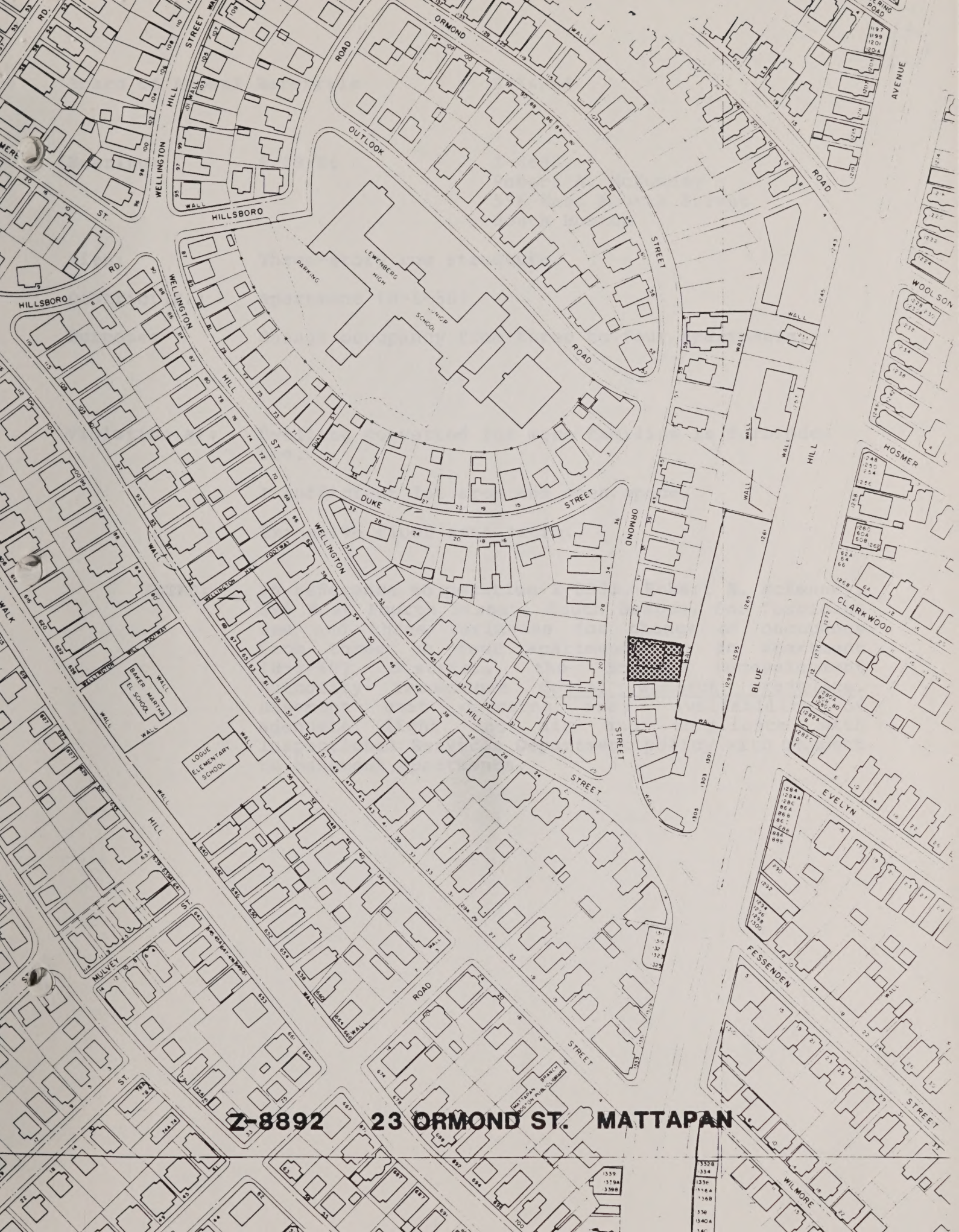
Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, and front yard.

VOTED: In reference to petition Z-8892, Austin V. Price, 23 Ormond Street, Mattapan, for two forbidden uses and five variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing two-family dwelling at time of purchase in 1977. Neighborhood is a mix of residential one-, two-, and three-family dwellings. No basement unit.



Z-8892

23 ORMOND ST. MATTAPAN

Hearing: 8/19/86 Z-8893
Robert A. McKenney
596 East Fourth Street
South Boston

Site: Three-story row structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: — In reference to petition Z-8893, Robert A. McKenney, 596 East Fourth Street, South Boston, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Basement unit concerns are: availability of adequate light and air and compliance with Inspectional Services Department policy with respect to basement apartments.



Z-8893

596 EAST FOURTH ST. SOUTH BOSTON

Hearing: 8/19/86 Z-8894-8895
Heritage Brighton Trust
41 Gardner Street &
89-91 Brighton Avenue
Allston

Site: 2½- and 3-story structure

District(s): Residential, three-family (R-.8) and Apartment (L-1)

Purpose: Erect 3½-story 12-unit apartment structure; change occupancy from scientific research to offices; erect rear addition.

Violation(s): Insufficient lot area, open space, front, rear yards, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-8894-8895, Heritage Brighton Trust, 41 Gardner Street & 89-91 Brighton Avenue, Allston, for eleven variances to erect 3½-story 12-unit apartment structure and change occupancy from scientific research to offices and erect rear addition in a residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that the memorandum of understanding be made part of the Board of Appeal decision which conditions our support on this project receiving **SHARP** approval as a mixed-income rental development or equivalent acceptable to the BRA; that the required off-street parking be provided on site or leased space proximate to site; that plans be submitted to the Authority for design review approval. Application is for the erection of an addition to office building on Brighton Avenue and the new construction of twelve units of rental housing on Gardner Street. Brighton Avenue is located in a local business (L-1) zone and Gardner Street in a residential (R-.8) zone. Property on Gardner Street is currently a vacant single-family house last used as a dormitory. While the buildings on Brighton Avenue are three stories on one side and one story on the other, this addition will improve the aesthetics of the existing street scape by the facade restoration and the fenestration work on the west side. The fourth floor addition will be set back away from the street. The creation of the additional residential units to the rear

(continued)

is a component of the project that the Authority particularly supports. The residential units will have more parking than is called for by the Code. The fact that the housing is rental is another benefit. The developer has met several times with the community as well as the Authority staff.



Z-8894-95

41 GARDNER ST.

89-91 BRIGHTON AVE.

ALLSTON

Board of Appeal Referrals

8/14/86

12

Hearing: 8/26/86 Z-8898
Gloria Pobudziej
18-20 Weymouth Avenue
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Enclose front porches of three-family dwelling.

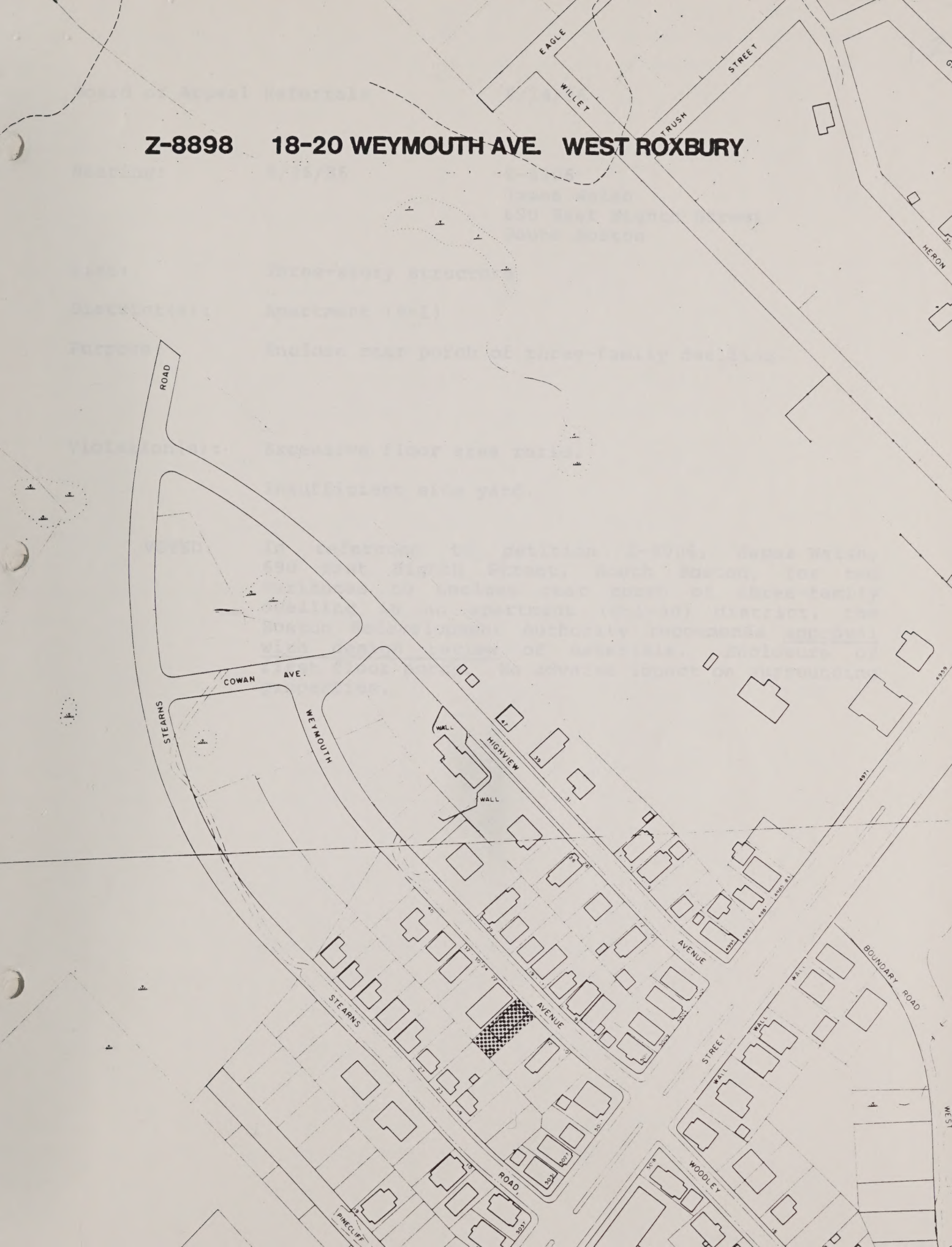
Violation(s): Extension of nonconforming use.

Insufficient front and side yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8898, Gloria Pobudziej, 18-20 Weymouth Avenue, West Roxbury, for extension of nonconforming use and four variances to enclose front porches of three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with design review of facade materials. Existing conditon. No apparent impact on neighborhood.

Z-8898 18-20 WEYMOUTH AVE. WEST ROXBURY



Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8906
James Walsh
690 East Eighth Street
South Boston

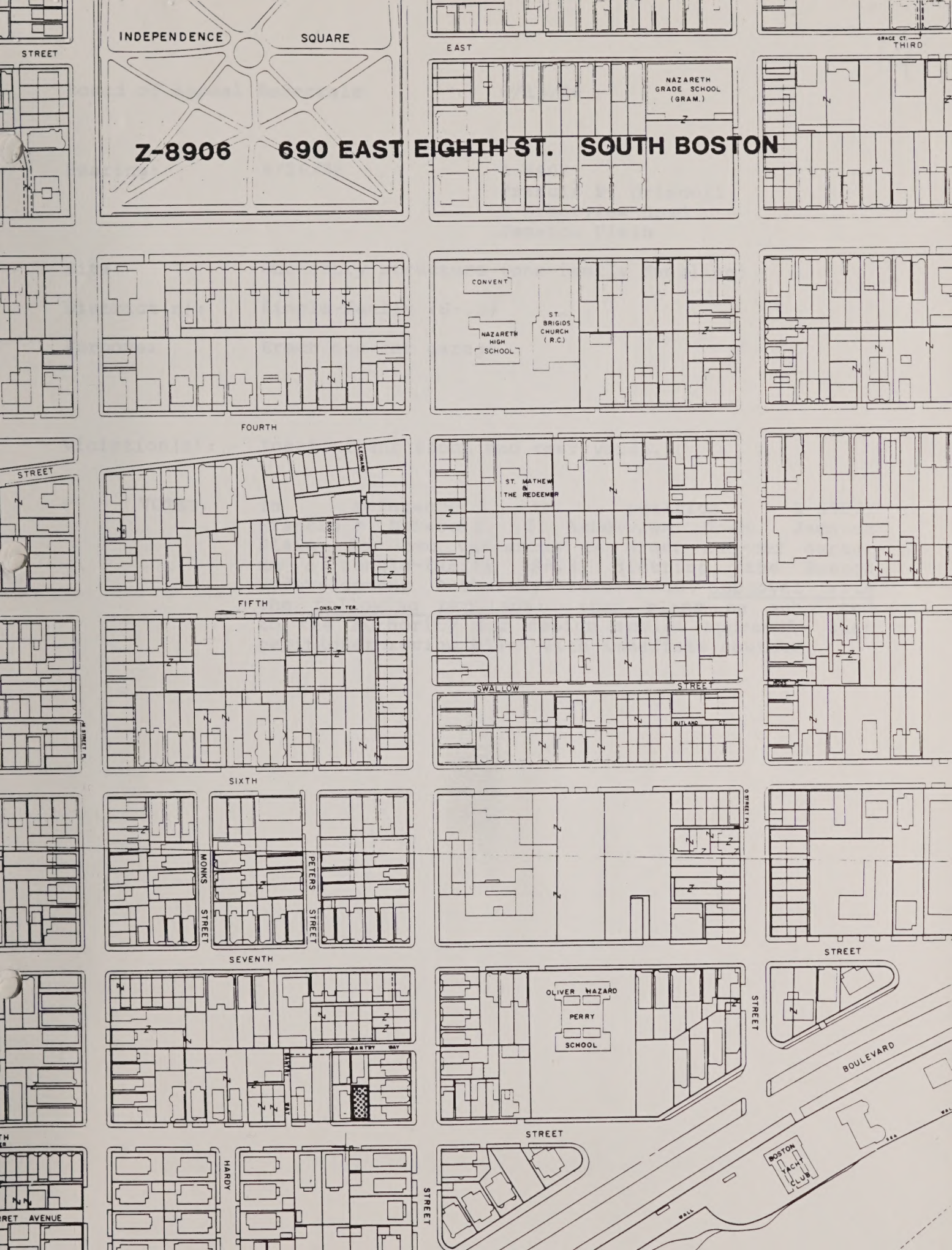
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enclose rear porch of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-8906, James Walsh, 690 East Eighth Street, South Boston, for two variances to enclose rear porch of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with design review of materials. Enclosure of first floor porch. No adverse impact on surrounding properties.



INDEPENDENCE

SQUARE

EAST

GRACE CT
THIRD

Z-8906

690 EAST EIGHTH ST. SOUTH BOSTON

NAZARETH
GRADE SCHOOL
(G.R.M.)

CONVENT

NAZARETH
HIGH SCHOOL

ST
BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
&
THE REDEEMER

FOURTH

FIFTH

SIXTH

SEVENTH

MONKS STREET

PETERS STREET

OLIVER HAZARD
PERRY
SCHOOL

BOULEVARD

BOSTON
YACHT
CLUB

Board of Appeal Referrals

8/14/86

14

Hearing: 8/26/86 Z-8907
Francis P. Driscoll
2 Arborview Road
Jamaica Plain

Site: One-story structure (one-family dwelling)

District(s): Single-family (S-.3)

Purpose: Erect one-car garage.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8907,
Francis P. Driscoll, 2 Arborview Road, Jamaica
Plain, for two variances to erect one-car garage
in a single-family (S-.3) district, the Boston
Redevelopment Authority recommends approval with
the following provisos: that plans be submitted
to the Authority for design review approval; that
petitioner review plans with immediate abutter.



Z-8907

2 ARBORVIEW RD.

JAMAICA PLAIN

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86

Z-8909
Francis E. Kilday
19 Pine Lodge Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8909, Francis E. Kilday, 19 Pine Lodge Road, West Roxbury, for two variances to legalize one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for twenty years.



Z-8909

19 PINE LODGE RD

WEST ROXBURY

Board of Appeal Referrals

8/14/86

Hearing: 8/5/86 Z-8910
City of Boston
Volunteers of America
Long Island Hospital
Boston

Site: Hospital structure

District(s): General business (B-1)

Purpose: Change occupancy from hospital to group residence.

Violation(s): Group residence is conditional use.

VOTED: In reference to petition Z-8910, City of Boston, Volunteers of America, Long Island Hospital, Boston, for conditional use for change of occupancy from hospital to group residence in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Lessee will renovate vacant hospital building for drug program which provides safe drug and alcohol free environment for youths in rehabilitation from substance abuse.

Board of Appeal Referrals

8/14/86

Hearing: 9/9/86 Z-8912
Stephen A. Daly
80-88 Bedford Street
Boston

Site: Two- and five-story structures

District(s): General business (B-10)

Purpose: Combine lots; erect a fourteen story addition and penthouse addition to office, retail, and restaurant structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard, setback of parapet; and off-street loading.

VOTED: In reference to petition Z-8912, Stephen A. Daly, 80-88 Bedford Street, Boston, for four variances to erect a fourteen-story addition and penthouse addition to offices, retail, and restaurant structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the height of the building does not exceed 155 feet exclusive of mechanical facilities; that the floor area ratio does not exceed 13.15 as in the plans dated July 28, 1986; that the project be subject to continued design review and approval by the Authority. The existing building at 78-82 Bedford Street will be replaced with a building containing 14 stories of occupiable space above ground and one occupiable story below ground. The building will have retail space on the ground floor and commercial space above. The new building will be sheathed in stone with metal spandrel panels and will share floorplates on floors 2 through 5 with the existing five-story building at 86-88 Bedford Street. The existing building at 86-88 Bedford will be renovated to accommodate retail space on the ground floor and office space above. The entire development will have a total of 40,081 square feet.



Z-8912 80-88 BEDFORD ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8913
Daniel O. Mee
72-74 Saybrook Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and width.

VOTED: In reference to petition Z-8913, Daniel O. Mee, 72-74 Saybrook Street, Brighton, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1985.



Z-8913 72-74 SAYBROOK ST. BRIGHTON

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8914
Michael A. Stella
1773 Dorchester Avenue
Dorchester

Site: 2½-Story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to apartment-office structure.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8914, Michael A. Stella, 1773 Dorchester Avenue, Dorchester, for two variances to erect one-story addition to apartment-office structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Second floor addition to expand first floor office is excessive, inappropriate, and would obstruct visibility of rear porches. Lack of off-street parking would exacerbate existing traffic conditions.



Z-8914

1773 DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals

8/14/86

Hearing: 8/5/86 Z-8915
Patrick J. Ricciardi
126-128 Prince Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from eight apartments and two stores to twelve apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: — In reference to petition Z-8915, Patrick J. Ricciardi, 126-128 Prince Street, Boston, for forbidden use and two variances for change of occupancy from eight apartments and two stores to twelve apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement apartments comply with Inspectional Services Department policy with respect to basement units; that plans be submitted to the Authority for design review approval.



Z-8915 126-128 PRINCE ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8916
Willie Veal, Jr.
852R Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Extend use - sale of used cars

Violation(s): Sale of autos within a structure is forbidden
use.

VOTED: In reference to petition Z-8916, Willie Veal, Jr., 852R Blue Hill Avenue, Mattapan, for forbidden use to extend use - sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Parking and double parking on a street which serves a high volume of traffic, debris at rear of building, and impact on residential and commercial properties are concerns which must be addressed by petitioner.

Z-8916 852R BLUE HILL AVE. MATTAPAN



Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8921
Nicholas A. Eosco
42 Chestnut Square
Jamaica Plain

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed within front yard nor side yard.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8921, Nicholas A. Eosco, 42 Chestnut Square, Jamaica Plain, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Former fraternity house currently in deteriorated condition will be substantially renovated. Two off-street parking spaces will be provided.



Z-8921 42 CHESTNUT SQ. JAMAICA PLAIN

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8922
William J. O'Brien
97 Sanborn Avenue
West Roxbury

Site: 2½-Story structure

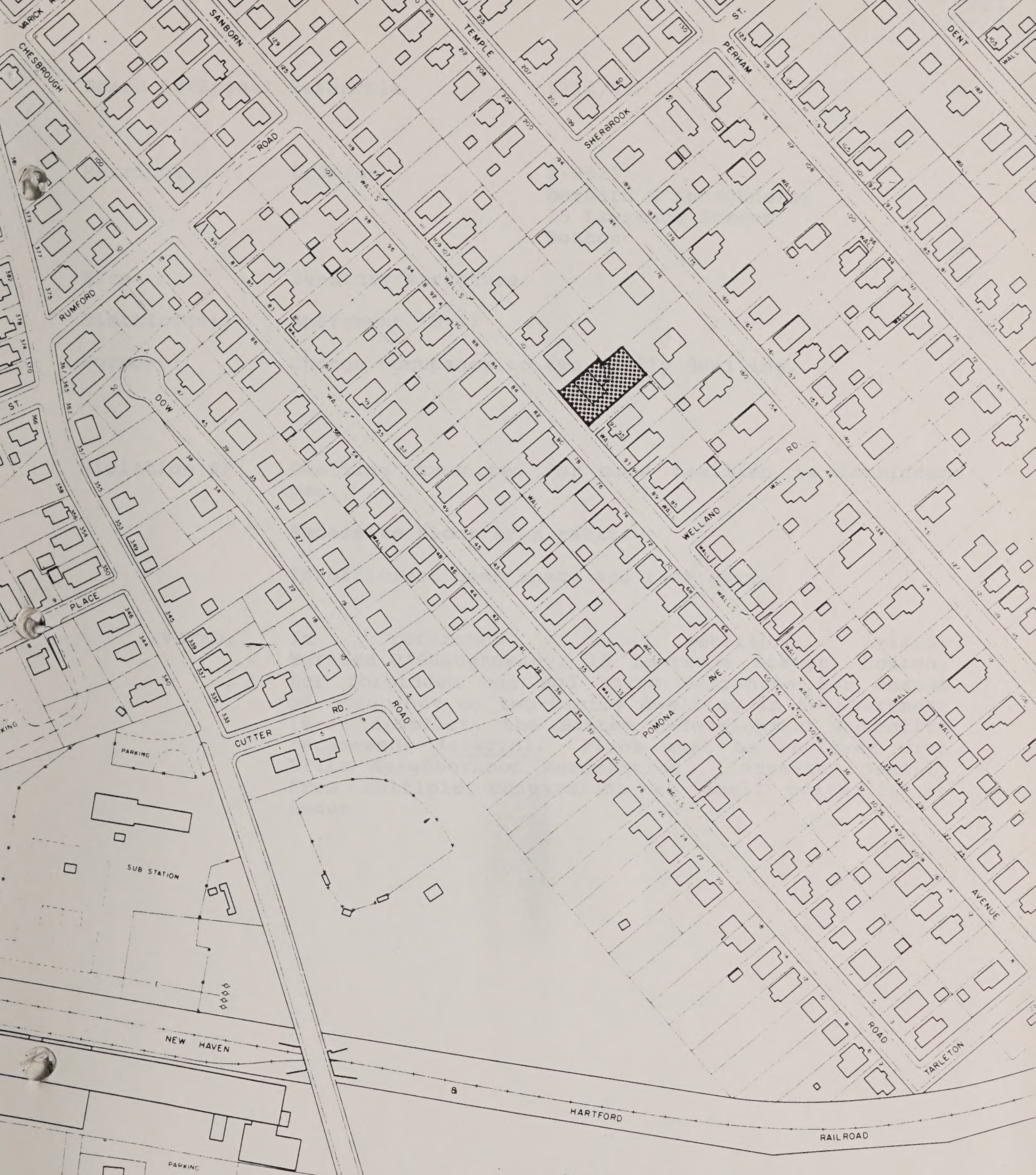
District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8922, William J. O'Brien, 97 Sanborn Avenue, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second floor bedroom addition. Side yard violation existing and technical.

Z-8922 97 SANBORN AVE. WEST ROXBURY



Z-8922

97 SANBORN AVE.

WEST ROXBURY

8/14/86

Hearing: 8/26/86 Z-8923
Bernard O'Shaughnessy
15 Lawrence Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

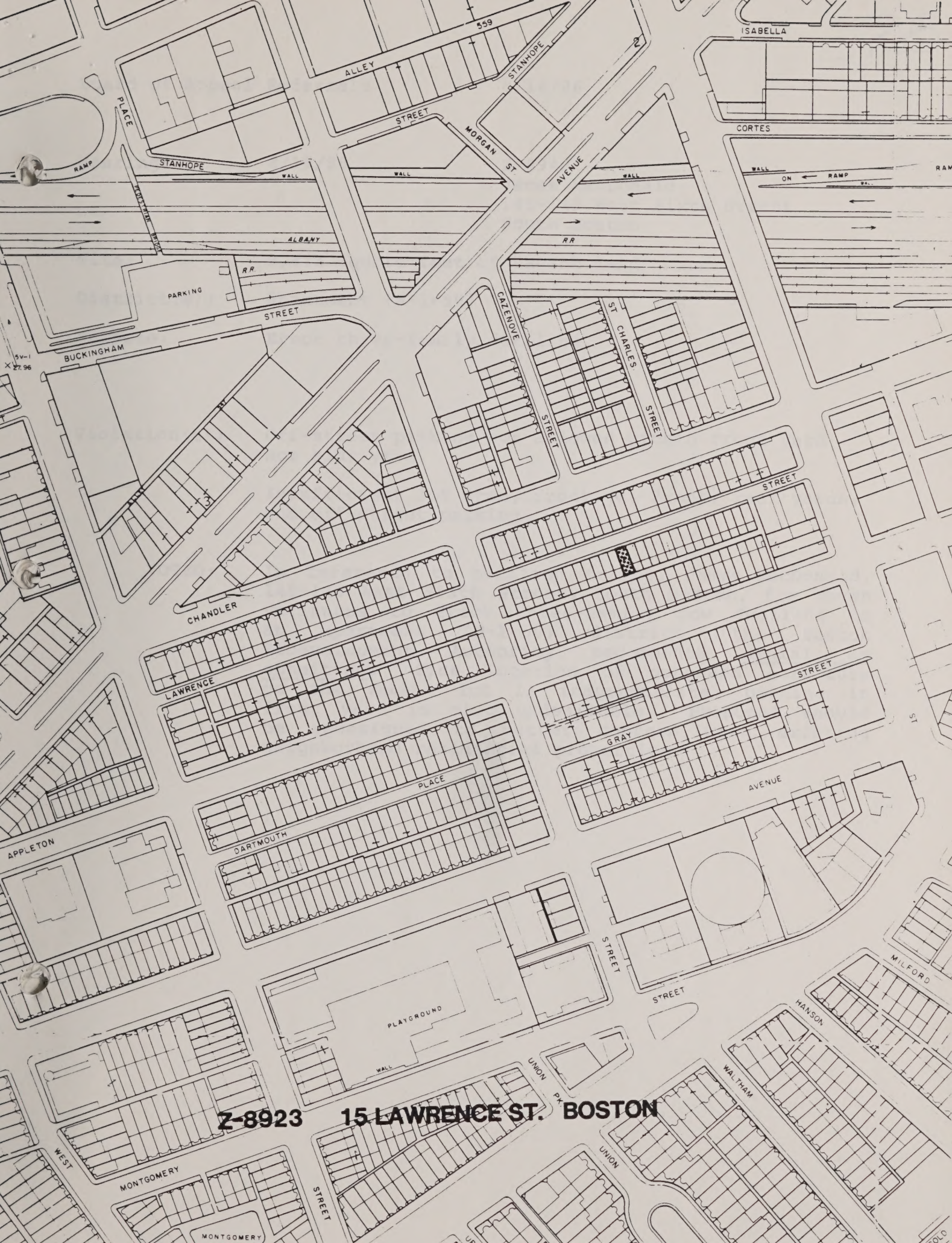
Purpose: Change occupancy to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-8923, Bernard O'Shaughnessy, 15 Lawrence Street, Boston, for forbidden use and three variances for change of occupancy to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral. Plans must be reviewed with Ellis Neighborhood Association. Increased density from multiple conversions to small units is an issue.



Z-8923

15 LAWRENCE ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/19/86 Z-8940
James MacDonald
145-149 West Sixth Street
South Boston

Site: 2,875 Square feet of vacant land

District(s): Apartment (H-1-50)

Purpose: Erect three-family dwelling.

Violation(s): Off-street parking not allowed within front yard
nor side yard.

Insufficient lot area, frontage, front, rear yards,
and off-street parking.

VOTED: In reference to petition Z-8940, James MacDonald,
145-149 West Sixth Street, South Boston, for seven
variances to erect three-family row dwelling in
an apartment (H-1-50) district, the Boston
Redevelopment Authority recommends denial as
submitted. Side location of proposed structure
on the vacant lot is inappropriate; parking in
front yard is also undesirable. Proposal should
be redesigned to better conform with existing
neighborhood residential properties.



Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8945
Edward Fopiano
154-156 Everett Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: — In reference to petition Z-8945, Edward Fopiano, 154-156 Everett Street, East Boston, for forbidden use and three variances to legalize occupancy as three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Three-family dwelling existing at time of purchase last year. Former residential-local business property.



Z-8945 154-156 EVERETT ST. EAST BOSTON

96V-2 1555

CRANES

DRY DOCK

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8946
Stewart Burnett Clifford
73 West Cedar Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-8946, Stewart Burnett Clifford, 73 West Cedar Street, Boston, for two variances to erect one-story addition to one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal will enclose 57 square feet of former storage space under rear ell for living area. Not visible from street. Beacon Hill Civic Association has no opposition.



Z-8946 73 WEST CEDAR ST. BOSTON

Hearing: 8/26/86 Z-8947
Lube 45 of Boston Realty Trust
320 Dorchester Street
South Boston

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect one-story automotive lubrication structure.

Violation(s): Autolube is conditional use.

VOTED: In reference to petition Z-8947, Lube 45 of Boston Realty Trust, 320 Dorchester Street, South Boston, for conditional use to erect a one-story automotive lubrication structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The petitioner seeks to construct a one-story automotive lubrication facility to be known as "Jiffy Lube". The location of this proposed building is at the intersection of Dorchester Street and Old Colony Avenue. This area is predominantly residential with a mix of local business, auto-related uses, and light industrial. Directly across the street is a Sunoco station which operates a minor repair service including tune-ups, lubes, a tow service, etc. Diagonally opposite 320 Dorchester Street is another auto service and repair operation, Adam's Automotive Service. There is a third auto repair station located on Old Colony Avenue adjacent to the proposed Jiffy Lube. The congestion from cars at these auto service operations is an indication that they are very active businesses. Given the number of auto-related services in the immediate area, the addition of one more would not be beneficial to the residential neighborhood. A better mix of uses that would support the needs of the residents should be encouraged. Their need for auto service stations has already been met. Addition of another auto-related use would be detrimental to the surrounding residential neighborhood.



Z-8947

320 DORCHESTER ST.

SOUTH BOSTON

DORCHESTER
CARPENTER STREET
MOHAWK STREET
ROGERS STREET
WENDELL ST
WARD ST
WENDELL PL
BERRY PL
ST MONICA'S CHURCH
GEN. WILLIAM H. DEVINE
WAY

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8949
William Roberts
23 Grantley Street
Hyde Park

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Use premises for temporary storage of 100 cars.

Violation(s): Outdoor storage of damaged or disabled motor vehicles is conditional use.

VOTED: In reference to petition Z-8949, William Roberts, 23 Grantley Street, Hyde Park, for conditional use to use premises for temporary storage of 100 cars in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Site immediately abuts the Neponset River. Primary concern is the continued adverse impact on the City's riverways. Storage of damaged and disabled automobiles at this location is inappropriate and detrimental to the revitalization of water quality and the bank of the river. The Authority and the City of Boston Environmental Department are presently developing guidelines to provide environmental buffer along the riverways and reduce negative impacts of development in these areas.



Z-8949 23 GRANTLEY ST. HYDE PARK

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8950-8951
Nicolina & Diomina DeSisto
9-11 Curlew Street
Boston

Site: 11,232 Square feet of vacant land

District(s): Single-family (S-.5)

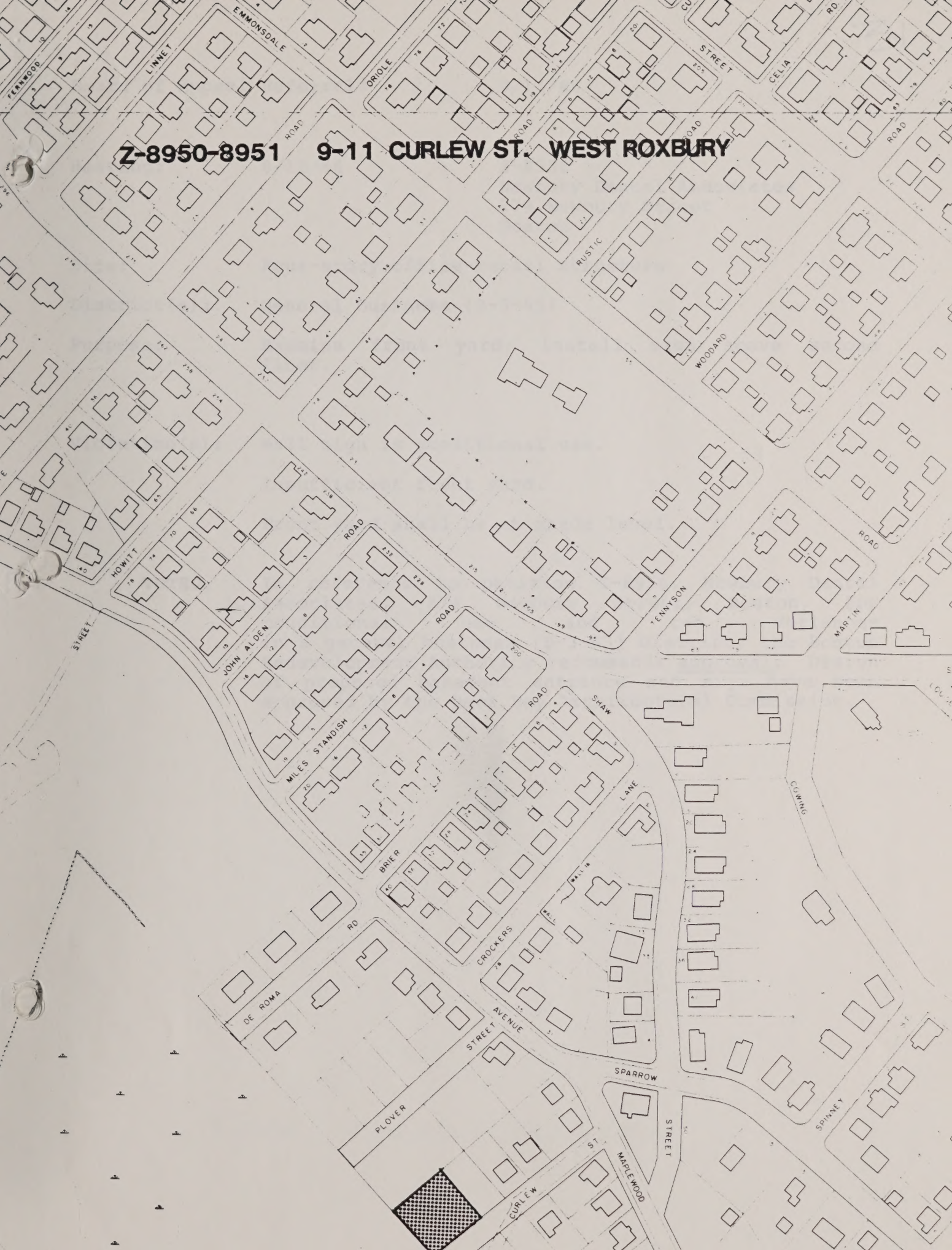
Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petitions Z-8950-8951, Nicolina & Diomina DeSisto, 9-11 Curlew Street, Boston, for six variances to erect two one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Violations are minimal. Predominantly single-family area.

Z-8950-8951

9-11 CURLEW ST. WEST ROXBURY



Board of Appeal Referrals

8/14/86

Hearing: 8/12/86 Z-8956
Newbury Dental Associates
274 Newbury Street
Boston

Site: Four-story office-retail structure

District(s): General business (B-3-65)

Purpose: Examine front yard; install sign above second floor.

Violation(s): Wall sign is conditional use.

Insufficient front yard.

Front yard shall be at grade level.

VOTED: In reference to petition Z-8956, Newbury Dental Associates, 274 Newbury Street, Boston, for conditional use and two variances in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Design of proposed basement entrance and sign have been approved by the Back Bay Architectural Commission.

Z-8956, 274 NEWBURY ST. BOSTON



Z-8956

274 NEWBURY ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/12/86 Z-8959-8960
Angelo Buonopane
3-4 Webster Place
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Erect two one-story additions to two two-family dwellings.

Violation(s): Excessive floor area ratio.

Insufficient front, rear yards, and setback of parapet.

VOTED: In reference to petitions Z-8959-8960, Angelo Buonopane, 3-4 Webster Place, Boston, for eight variances to erect two one-story additions to two two-family dwellings in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Buildings are located on narrow pedestrian alley. Proposed additions would block light and air to adjacent buildings.



Z-8959-8960 3-4 WEBSTER PLACE BOSTON

Hearing: 8/26/86 Z-8961
Merchants Cooperative Bank
350 Chestnut Hill Avenue
Brighton

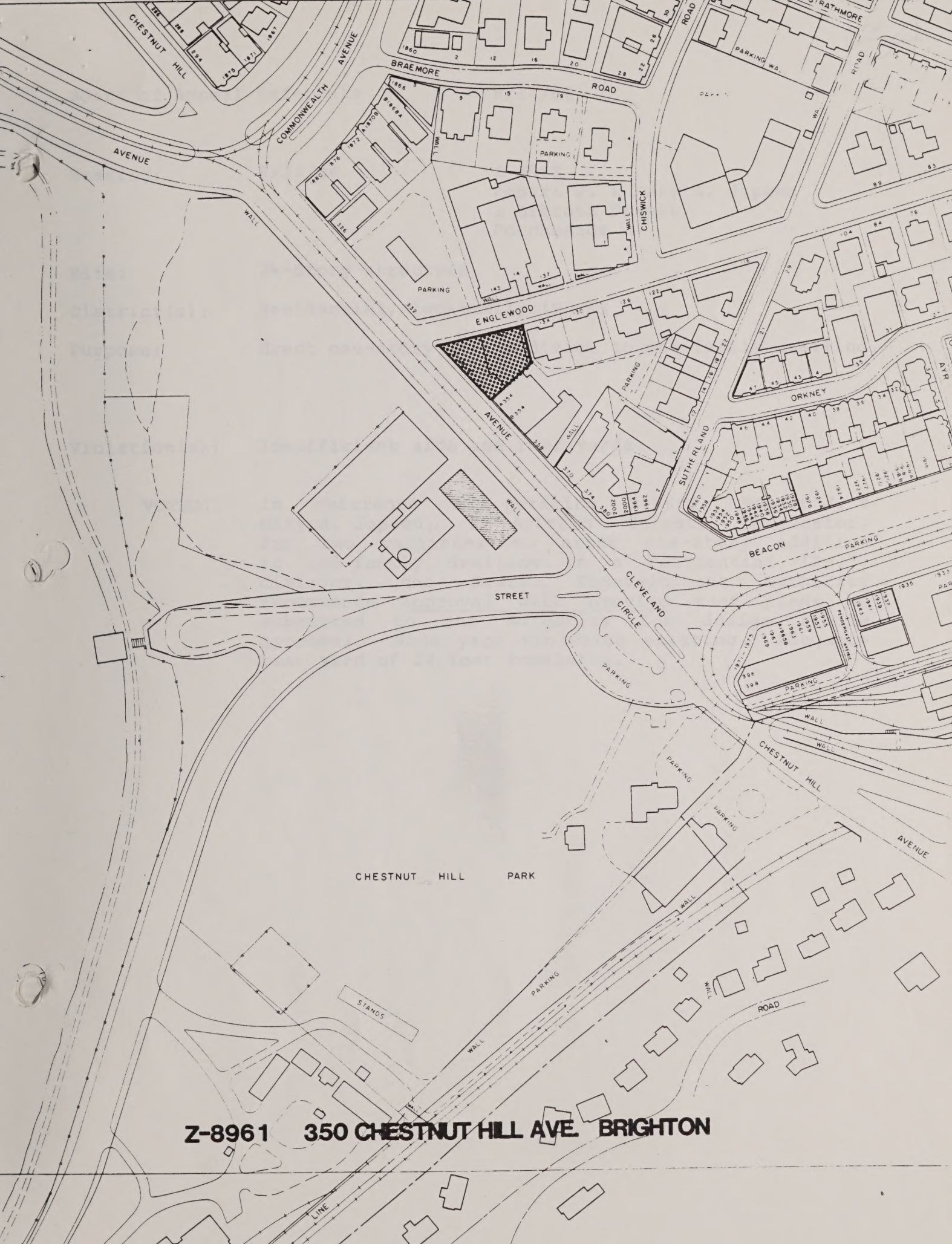
Site: One-story structure

District(s): Apartment (H-2)

Purpose: Erect one-story addition to back structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-8961, Merchants Cooperative Bank, 350 Chestnut Hill Avenue, Brighton, for extension of nonconforming use to erect one-story addition to bank structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition to be constructed under existing canopy will house two automatic teller machines for customer service.



Z-8961 350 CHESTNUT HILL AVE. BRIGHTON

Hearing: 8/26/86 Z-8965
Robert J. & Mary A. Jepsen
2 Arbroth Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8965, Robert J. & Mary A. Jepsen, 2 Arbroth Street, Dorchester, for two variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard violation existing. Adequate rear yard of 24 feet remaining.



Z-8965

2 ARBROTH ST. DORCHESTER

Board of Appeal Referrals

8/14/86

Hearing: 8/12/86

Z-8966
Lawrence & Maria Zolla
18 Swan Avenue
East Boston

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8966, Lawrence & Maria Zolla, 18 Swan Avenue, East Boston, for variance to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with predominantly residential neighborhood.



Z-8966

18 SWAN AVE. EAST BOSTON

36

Hearing: 8/26/86 Z-8974
Susan Donlan
100 Stratford Street
West Roxbury

Site: 2½-Story structure

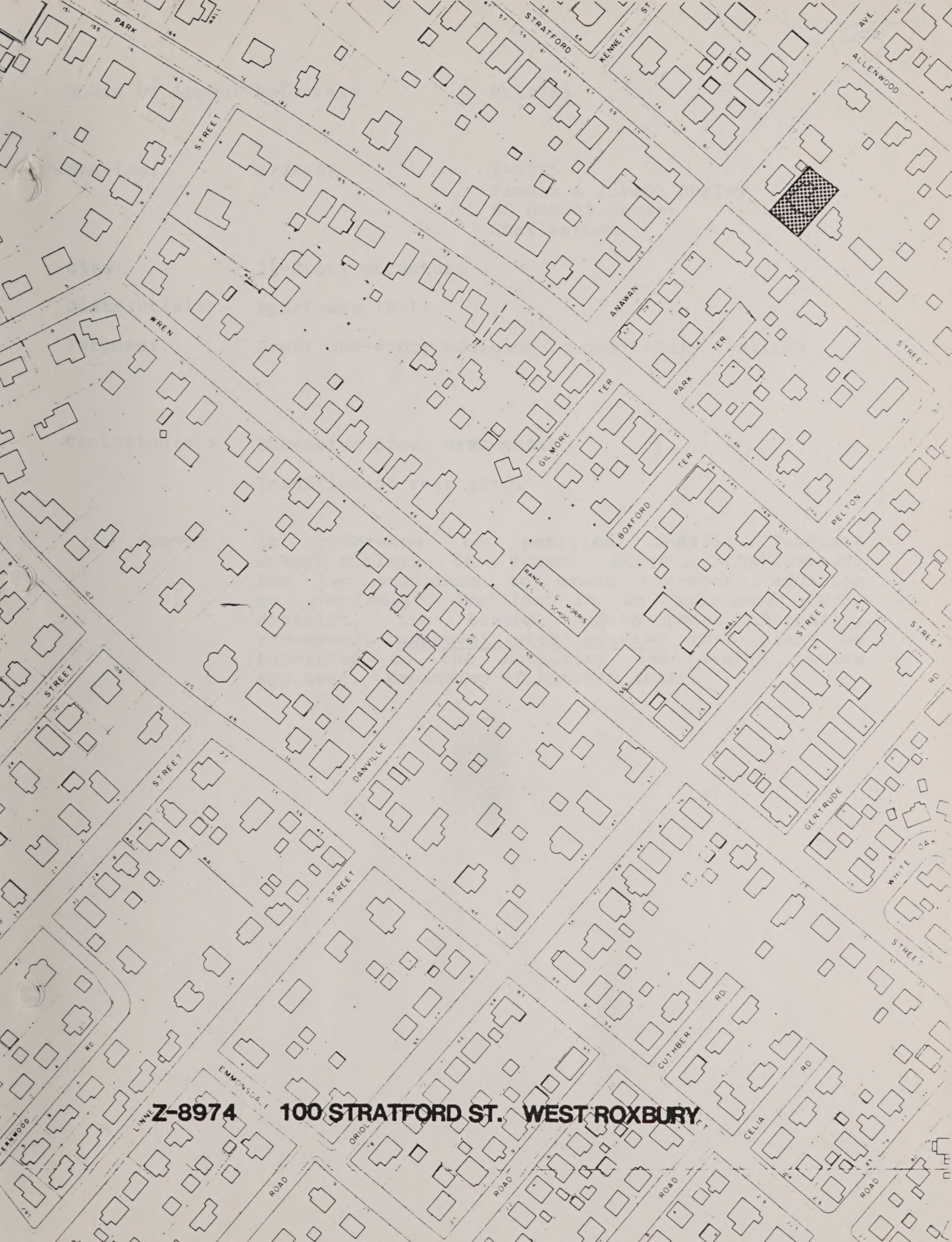
District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8974, Susan Donlan, 100 Stratford Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition. Adequate rear yard, 26 feet, remaining.

Z-8974 100 STRATFORD ST. WEST ROXBURY



Z-8974

100 STRATFORD ST. WEST ROXBURY

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8975
Pamela & Joseph Hurley
66 School Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-8975, Pamela & Joseph Hurley, 66 School Street, Charlestown, for two variances to erect one-story addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion of kitchen area.



Z-8975

66 SCHOOL ST. CHARLESTOWN

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8992
Meredith Norton
110 P Street
South Boston

Site: Three-story structure (three-family dwelling)

District(s): Residential, three-family (R-.8)

Purpose: Erect two rear porch additions; erect second floor
roof deck addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8992, Meredith Norton, 110 P Street, South Boston, for variance to erect two porch additions and a roof deck addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The petitioner proposes to install first and second floor porches and a roof deck on the second floor with access by the third floor. The porch additions are similar to those existing in the neighborhood and would not negatively impact adjacent properties. The roof deck is a contemporary solution to providing usable open space and is situated such that it will not cause any visual obstruction to surrounding properties.



Z-8992

110 P ST.

SOUTH BOSTON

FARRAGUT

PARKING AREA

STREET

STREET

BROADWAY

STREET

STREET

STREET

ROAD

ROAD

PUBLIC LANDING

WALL

ACADIA STREET

101 HV-1
26.01

SECOND

GRACE CT.
THIRD

NAZARETH
GRADE SCHOOL
(GRAM.)

NURSERY
SCHOOL

STREET

OUTLAND

STREET

STREET

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-8995
Joseph F. Perroncello
335 Beacon Street
Boston

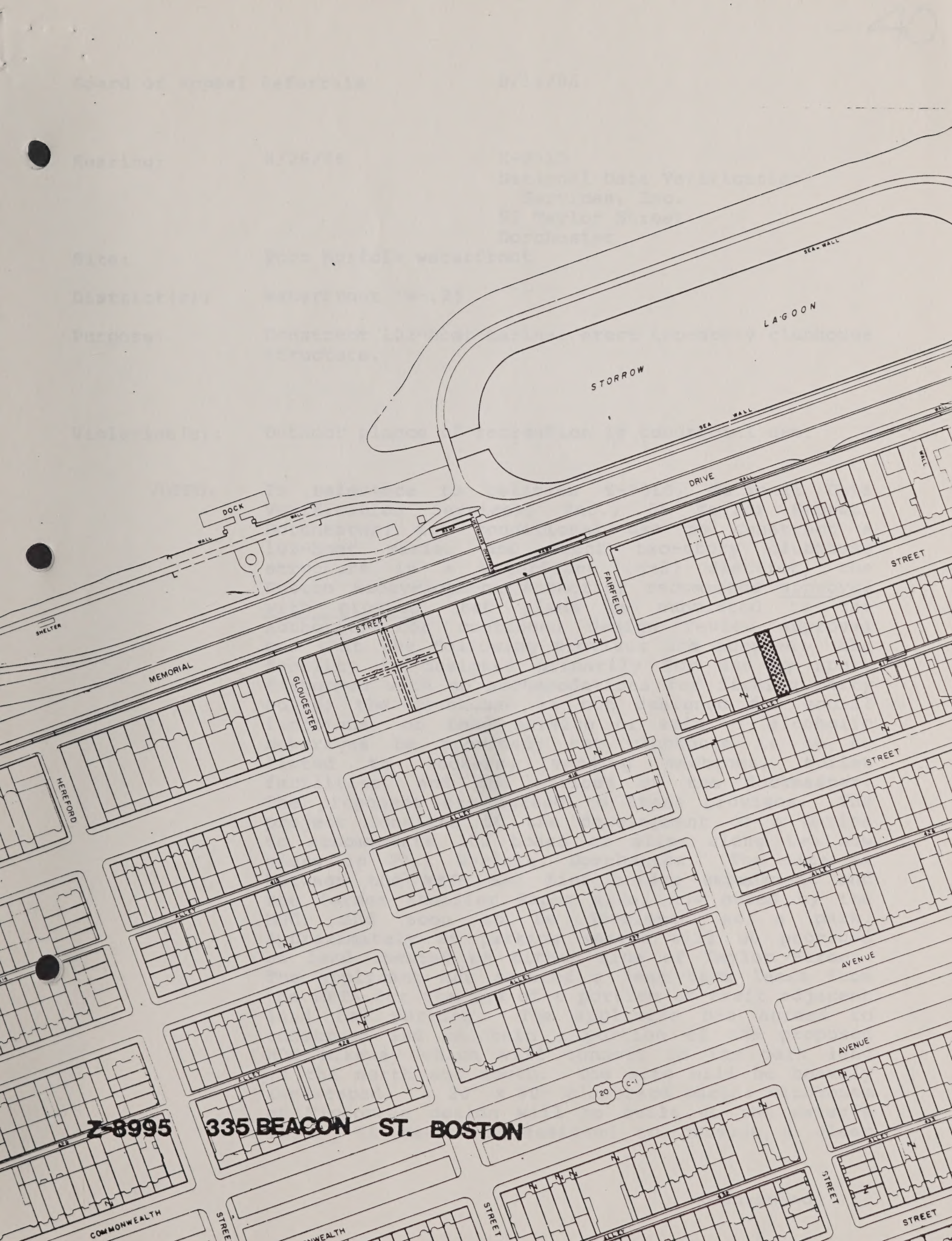
Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Erect one-story addition to nine-unit apartment structure.

Violation(s): Setback of addition.

VOTED: In reference to petition Z-8995, Joseph Perroncello, 335 Beacon Street, Boston, for variance to erect one-story addition to nine-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval.
— Proposed addition will be setback from street facade. Certificate of appropriateness has been granted by the Back Bay Architectural Commission.



Z-8995

335 BEACON ST. BOSTON

Board of Appeal Referrals

8/14/86

Hearing: 8/26/86 Z-9010
National Data Verification
Services, Inc.
55 Taylor Street
Dorchester

Site: Port Norfolk waterfront

District(s): Waterfront (W-.2)

Purpose: Construct 102-boat marina; erect two-story clubhouse structure.

Violation(s): Outdoor plance of recreation is condntional use.

VOTED: In reference to petition Z-9010, National Data Verification Services, Inc., 55 Taylor Street, Dorchester, for conditional use to construct a 102-boat marina and erect two-story clubhouse structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for continued design review approval and that the following provisos are adopted: the facility is designed primarily for use by sport fishermen with no accommodations for fishing party boats; the clubhouse is not designed for social functions; no food service or sale of alcoholic beverages be provided; the clubhouse is to be limited to lockers, vending machines, toilet facilities, and the offices of the dockmaster. The proponent has agreed to these provisos. The project consists of the development of a marina to accommodate 102 boats at slips along two new piers in Port Norfolk, Dorchester. The site is between the MBTA Red Line bridge embankment and the former Shaeffer Paper site, now owned by the MDC, and soon to be developed as a park. Approximately 86 parking spaces will be provided on land located on either side of Taylor Street. The applicant has secured a long term lease from the MBTA for the use of a portion of their adjacent land for parking. The applicant has agreed to construct and maintain a portion of the proposed MDC bikeway which will connect to its park land to the north and south. The site will be heavily landscaped. A 20' x 80' clapboard marina clubhouse of Victorian design will be built at the water's edge. It has been designed to provide a clear

(continued)

view line to the boats and water beyond. The building and the piers will be fully accessible to the public. Two sunken barges along with piles and debris will be removed to allow for construction of the marina. An area of marsh grass will be relocated. Approximately 24,000 cubic yards of material will be dredged. A mechanical boat lift will be erected beside the marina clubhouse. A fuel pump will be located at the end of the dock. The proposed marina has been judged as consistent with Massachusetts Coastal Zone Management policies and with the planned MDC Dorchester Shores Park. It has received Army Corps of Engineer approval and a Chapter 91 permit. An Order of Conditions was issued for the project by the Boston Conversation Commission on December 21, 1984. The proposal has been under review by the community for two years. The applicant presented updated project plans to the Port Norfolk community at a meeting held on May 29, and the Port Norfolk Civic Association voted to approve the plans at its last meeting. Community reaction has been largely favorable. The project received the endorsement of the Harborpark Advisory Committee at their June 6 subcommittee meeting.



Z-9010

55 TAYLOR ST. DORCHESTER

Hearing: 9/9/86 Z-8962
Eileen M. Reardon
589 East Eighth Street
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and side yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8962, Eileen M. Reardon, 589 East Eighth Street, South Boston, for forbidden use and three variances for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to dormers and staircase be submitted to the Authority for design review approval. Petitioner also proposes to erect dormers and a rear wood staircase for egress. The structure sits on a lot of approximately 6,250 square feet with garages in the rear. The immediate neighborhood is predominantly 2,000 square feet less. Three units on this lot with the required off-street parking is an appropriate density for the lot and neighborhood.